

## Recommended Actions

State law requires each County to prepare comprehensive plans and programs for meeting the hazardous waste quality of life standards and objectives. This County-wide plan, formally known as the San Diego County Hazardous Waste Management Plan has been approved by all of the region's cities and the County, and the state.

There are two types of actions for local governments in the Plan. The first type affects local government decisions on hazardous waste management facility development proposals by the private sector. There are five actions that should be taken by each of the 18 cities and the County:

1. Use the policies and information in the San Diego County Hazardous Waste Management Plan when evaluating applications for facility siting;
2. Adopt the facility siting criteria in the Plan;
3. Use the general areas identified in the Plan as the basis for accepting facility applications;
4. Establish a procedure to process permits on a case-by-case basis (e.g., Conditional Use Permit); and
5. Use the Southern California Hazardous Waste Management Plan and intergovernmental agreements and incentives program in evaluating facility proposals.

In addition, local governments, led by the County of San Diego, will have to work more closely with the private sector to provide information, technical assistance and incentives so that the 30% waste minimization objective can be reached.

**HOUSING**

# HOUSING

## POLICY: PROVIDE AN ADEQUATE SUPPLY OF HOUSING FOR ALL INCOME LEVELS

### Introduction

Adequate housing, for all income levels, is a basic need of the region's residents. It is an area where local governments work with the private sector to provide for the region's quality of life. Based upon its model and in response to state requirements, SANDAG has projected that without public policy intervention the San Diego area will require 445,000 new housing units to house the additional people projected to live here in the year 2015. This is an average of almost 18,000 new houses, condominiums and apartments each year. Whether or not public policy should attempt to influence the growth rate will be considered as part of the Series 8 Regional Growth Forecast process. Making sure that the less affluent members of our communities have a decent place to live is also a part of the region's housing responsibility, and a much bigger challenge than getting the total housing stock in place.

Local governments have the main responsibility for providing for the housing needs of the region. State law both provides and limits local discretion in meeting this responsibility. They must also ensure that housing is built in a way that supports other quality of life goals, things such as preserving environmentally sensitive lands and minimizing traffic congestion.

### Quality of Life Standards and Objectives

The region's housing objectives as determined by SANDAG in response to state law are contained in the Regional Housing Needs Statement which SANDAG prepares every five years. These objectives do not add responsibilities for housing beyond state law. There are two objectives in the Regional Housing Needs Statement. Both objectives are measured over a five-year period, and may change when the Statement is updated. The two objectives are:

1. The total number of new housing units the region will need to add by July 1996 as determined by SANDAG in accordance with State law -- called the regional share objective. This number is 162,299.
2. The total number of new and existing lower income households the region should assist by July 1996 in conformance with SANDAG policy -- called the fair share objective. This number is 21,728. Assistance can occur through low interest loans, public



acquisition and preservation, increased densities that will guarantee affordable home prices and rental rates, and similar measures.

Meeting the regional share objective will mean continuation of the coordinated efforts of local governments and housing developers to identify land to accommodate new housing through local planning and zoning, and to build the various types and prices of housing that respond to the region's housing market. The region has been effective in meeting total new housing stock needs in the past, but has had a more difficult time responding to the needs of lower income households. The region's cities and county, and the state and federal governments, will have to increase the commitment and resources devoted to low income household assistance to meet the fair share objective.

### **Recommended Actions**

State law imposes certain regional share obligations on the County and the cities. Adoption by the County or a city of the Regional Growth Management Strategy shall not impose any housing obligations in addition to those mandated by state law nor does such adoption authorize SANDAG to limit by any means the local exercise of discretion in how they will meet those requirements.

There are two actions that should be taken by each city and the County:

1. The cities and County shall each prepare and adopt a general plan housing element which shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for housing in accordance with state law.
2. Each local jurisdiction shall have a Comprehensive Housing Affordability Strategy (CHAS) -- a five-year housing plan -- to obtain federal housing funds. (The CHAS contains actions which will help meet the fair share objectives of the local jurisdictions.)

**ECONOMIC PROSPERITY**